075.0	0003	0009.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,800 / 922,800
					USE VALUE:	922,800 / 922,800
					ASSESSED:	922,800 / 922,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		INTERVALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAPIRO GARY S/TRUSTEE
Owner 2:	MAIER HOLLY N/TRUSTEE
Owner 3:	
Street 1:	15 INTERVALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHAPIRO GARY S -
Owner 2:	MAIER HOLLY N -
Street 1:	15 INTERVALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,653 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1974, having primarily Vinyl Exterior and 2750 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9653.000	426,100		496,700	922,800
Total Card	0.222	426,100		496,700	922,800
Total Parcel	0.222	426,100		496,700	922,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.61 | /Parcel: 335.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 47513
GIS Ref:
GIS Ref:
Insp Date: 10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0003-0009.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,200	0	9,653.	496,700	922,900	922,900	Year End Roll	12/18/2019
2019	101	FV	346,700	0	9,653.	496,700	843,400	843,400	Year End Roll	1/3/2019
2018	101	FV	346,700	0	9,653.	425,800	772,500	772,500	Year End Roll	12/20/2017
2017	101	FV	346,700	0	9,653.	397,400	744,100	744,100	Year End Roll	1/3/2017
2016	101	FV	346,700	0	9,653.	340,600	687,300	687,300	Year End	1/4/2016
2015	101	FV	310,200	0	9,653.	305,100	615,300	615,300	Year End Roll	12/11/2014
2014	101	FV	310,200	0	9,653.	282,400	592,600	592,600	Year End Roll	12/16/2013
2013	101	FV	310,200	0	9,653.	269,300	579,500	579,500		12/13/2012

!6276!

PRINT

Date	Time
12/10/20	21:04:18

LAST REV

Date	Time
04/30/19	14:04:50

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6276

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAPIRO GARY S,	56962-553		6/8/2011	Convenience	1	No	No		
MUHLHERR GENE H	55155-377		8/12/2010		639,000	No	No		
WHITE MICHAEL/E	48017-400		8/21/2006		604,500	No	No		
WHITE MICHAEL/E	32971-402		5/25/2001	Family	99	No	No		
COCHRANE PAUL	31334-567		4/24/2000		350,000	No	No		
MAHONEY SUSAN M	29608-216		12/31/1998		300,000	No	No	Y	

USER DEFINED

Prior Id # 1:	47513
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2018	580	Redo Bat	44,400	C				
6/20/2016	833	Alterati	19,300					Level floor, wallb
1/10/2012	29	Manual	1,692					air sealing & insu
4/7/2005	227	Window/S	24,866					

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
2/19/2009	Meas/Inspect	189	PATRIOT
1/3/2007	MLS	MM	Mary M
10/25/2005	Permit Visit	BR	B Rossignol
3/30/2004	Inspected	BR	B Rossignol
9/16/2000	MLS	MM	Mary M
10/21/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9653		Sq. Ft.	Site		0	70.	0.74	4									496,714						496,700	

Total AC/HA: 0.22160 | Total SF/SM: 9653 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 496,714 | Spl Credit | Total: 496,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	2	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.1	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98002619
Adj $ / SQ:	125.688
Other Features:	104250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444347
Depreciation:	18218
Depreciated Total:	426129

COMMENTS

SINK AND TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

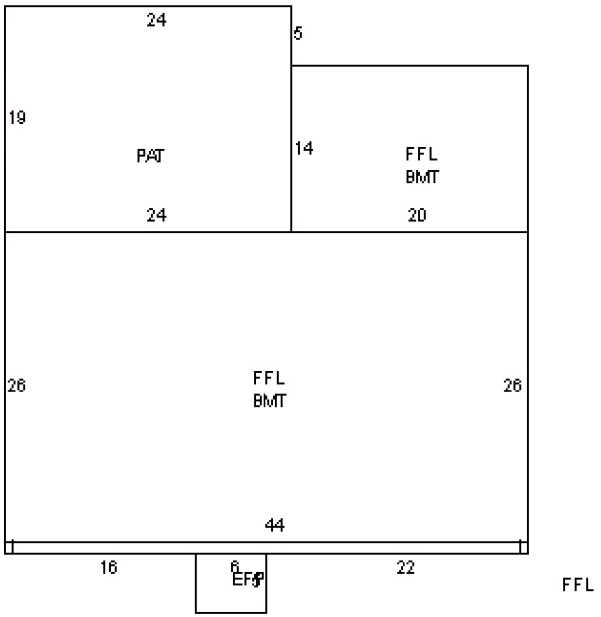
No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.26
Special Features:	0	Val/Su Net:	126.14
Final Total:	426100	Val/Su SzAd	290.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,468	125.690	184,511
BMT	Basement	1,424	78.430	111,684
PAT	Patio	456	3.010	1,373
EFP	Enclos Porch	30	71.150	2,134

Net Sketched Area:	3,378			Total:	299,702
Size Ad	1468	Gross Are	3378	FinArea	2750

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0003-0009.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						
2	Frame Shed	D	Y	1	7X7	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	